

Westwood Planning Board
Meeting Minutes
June 11, 2013
50 Carby Street
7:30 PM

Attendance & Call to Order:

Ch. Montgomery called the meeting to order at 7:40 p.m. & acknowledged WestCAT TV is present to record the meeting and granted permission to do so.

Present: other Planning Board members, Jack Wiggin, Steve Olanoff and Chris Pfaff. *Absent:* Steve Rafsky. Also present, Town Planner Nora Loughnane and Planning & Land Use Specialist Janice Barba, who recorded the minutes.

Consideration of Application for Limited EIDR Approval of Exempt Use - Xaverian Brothers' High School – 800 Clapboardtree Street

Ch. Montgomery opened the public hearing by reading the Legal Notice.

Present was Attorney for Applicant, Ray Jowdy, Brother Daniel Skala for Xaverian Brothers High School and Xaverian Brothers High School Trustee Maureen Bleday. Also present: project architect Michael Sullivan and engineer Dave Conway.

Atty. Jowdy gave a brief summary of the project:

- Construction of new 25,000 sq. ft. Wellness Center
- New campus access drive, including parking spaces, light fixtures, concrete sidewalk and street trees along the drive.
- New 68,000 sq. ft. parking lot, east of the new building addition. (Will include 197 new parking spaces, new light fixtures, landscaped medians, and retaining walls.)
- New Stormwater Management System
- New entry plaza
- Resurfacing of existing track & field and replacement of the existing football field, playing surface.
- New varsity field lighting.
- New synthetic baseball/multipurpose field with dugouts, storage, press box, fencing, retaining walls, scoreboard, accessible ramps, paths and associated landscaping.

Architect Michael Sullivan gave a brief presentation on the Site Improvements, Vehicular Circulation and Traffic Impacts.

- New parking lot will allow for all students to be on Xaverian property as opposed to prior parking arrangement with Mercer, no longer requiring students to cross Clapboardtree Street.
- Expanded parking area will allow two-way travel and access.
- New pedestrian access will connect parking areas, site components and building entries.

Engineer Dave Conway gave a brief presentation on the Stormwater, Drainage and Erosion Controls. ([Click here to view the Stormwater Management Report.](#))

- A Notice of Intent has been filed with the Conservation Commission.
- New stormwater management system will meet MassDEP Standards.

Town Engineer Phil Paradis gave a brief technical review of the project:

- Overall traffic operations, parking and vehicle accommodations will improve.
- Grading information must be provided for all areas disturbed for construction.

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- Provide documentation on quantity of earthwork to be removed and details on the earthwork operations.
- Provide retaining wall detail.
- Recommended that the DPW evaluate the wall and drainage impacts to sewer line on the northeast corner of proposed parking lot.
- A number of challenges should be reviewed as they relate to the proposed stormwater management and its impacts.
- Due to a significant amount of ledge and glacial till, erosion controls must be adequate and documentation must be provided.
- Additional screening may be necessary to prevent headlight glare from impacting abutter at the northeast corner.

Other comments by Xaverian Brothers:

- Enrollment has been decreasing for the past few years.
- Average enrollment numbers have been between 900-950 students.
- Desire to add 7th & 8th grade program is to stabilize total student enrollment.
- Anticipated enrollment for 2013-2014 (grades 9-12) is approximately 825 students.
- Anticipated enrollment for 2014-2015 school year is projected to be 950 students.
- More bus ridership is expected with the addition of 7th & 8th grade students.
- Discussed staggered dismissal times which help with the flow of traffic. Seniors are dismissed at 1:50 p.m. and all other students at 2:32 p.m.
- Noted that approximately 75% of students stay for after school activities, resulting in pick-up times between 4:30-6:30 p.m.

Board Questions & Comments:

- A board member asked for details about what a level spreader is its size and function. (Applicant's Engineer, Mr. Conway gave a brief explanation about this.)
- Would a fence be a better screening? (Ornamental grasses and landscaping will be used as screening.)
- How many parking spaces are there now? (197) How many are at Mercer? (170) How many spaces are needed for 400 students, faculty and staff? (The new site will have 451 parking spaces.)
- Will there be a tennis court walkway? (This is an emergency exit only.)
- Has any consideration been given to creating a right-turn lane into Xaverian property? (Did not hear a response.)
- Will the new driveway serve as both an entrance and an exit? (Yes)
- Will emergency drive remain the same? (Yes)
- Will there be any increase in after-school events? (Not necessarily.)
- What about special events, like Thanksgiving Football? (Parking will be allowed at Mercer lot for special or large events and Xaverian will provide a police detail.)
- A board member commented that a condition of a previously approved EIDR on Everett Street could require a review of the already troublesome traffic lights/intersection of Washington and Clapboardtree Streets, which could improve traffic in the area.
- A board member asked if pedestrian walkway will be added around the back of the track/field. (The Applicant's architect responded that they would prefer to not to increase impervious area in the back and so they will not have a paved access.)

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- Will the 7th & 8th grade have the same arrival and dismissal time as the other underclassmen? (Yes – probably.)
- A board member asked if the existing conditions meet current DEP Stormwater standards. (Applicant's engineer said that over the years with different improvement projects, each complied with stormwater standards at the time. After this project is completed, approximately 85% of the property will meet current stormwater standards.)
- A board member expressed concern about the other 15% of the site which does not meet current DEP Stormwater Regulations. (Applicant's engineer said that there is not a high pollutant load at this site. He added that ten years ago hoods were placed on all catch basins at the request of the town engineer.)
- A question was asked about stormwater mitigation details and if the discharge systems go into the ground? (Applicant's engineer replied that they do discharge into the ground and the project includes replacing existing structures in order to decrease the rate of runoff.)

Public Comments:

- A. Bonura, 946 Clapboardtree Street: Asked Ch. Montgomery to read the letter that she sent to the Planning Board. (A copy of this letter is available upon request.) <\\fs6\town\townhall\planning\Site Plan Review Decisions\Site Plan Review Decisions\Clapboardtree Street - 800 - Xaverian High Schoolabutter comment ltr A Bonura 06-07-13.pdf>
- E. Bean, 700 Clapboardtree Street: When will site lighting be turned off for the evening? (Applicant's engineer showed the photometric plan designed in accordance with the zoning bylaw, and gave a brief explanation of location of lighting, louvers, house side shields and other things will keep the light from trespassing, schedule, etc.) [\(Click here to view this plan.\)](#)
- What about screening from abutters? (Applicant's architect said that landscaping vegetation will be placed around the northwestern corner and western corner and sizeable trees will be added.)
- G. Flynn, 49 Marshall Street – expressed his concern about public safety due to students trespassing via an easement to get to the streets in Islington. He is concerned about the parking lot abutting his property and the negative impact on his quality of life. He wants the local law enforcement to monitor the parking lot, especially during large events with large crowds.
- Resident - Will the wellness center block the light from the football field? (No, due to the different grades on the property. The lights heights are 70' and the building height is 30-40' high.)
- There was a brief discussion about whether there will be an increase in daily/nightly sporting events.

Town Planner's Comments:

- Sgt. Sicard provided comments to the Planning Board: "The plan will improve pedestrian safety and has the potential to improve traffic safety."
- Conservation Specialist sent comments to the Planning Board informing that engineering firm; CEI is conducting peer review for the Con Com. Ms. Loughnane said that if the Planning board wishes it may defer to the Conservation Commission's peer reviewer or it may make its decision independently, adding a condition requiring that the stormwater

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standards are met in accordance with the Conservation Commission's Order of Conditions.

- Ms. Loughnane reminded a board member that this application before the board is a review of an exempt use, religious and educational. The review is limited to determinations of compliance with requirements governing bulk and height of structures, yard sizes, lot area, setbacks, open space and parking and building coverage. The board's comments on other matters such as stormwater management shall be advisory only.
- Ms. Loughnane suggested that the board wait for the Applicant to respond to and address items identified in town engineer Phil Paradis' technical memo, and request an audit of the existing drainage conditions.
- A board member suggested that the Planning Board visit the site. Ms. Loughnane said that she would schedule this.

Motion/Action Taken:

Upon a motion by Mr. Wiggin and seconded by Mr. Pfaff, the board voted unanimously in favor to continue this hearing until Tuesday, July 9th at 7:30 p.m.

Consideration of Scenic Road Approvals

Ch. Montgomery opened all three Scenic Road Public Hearings by reading each of the Legal Notices.

Tree Warden Brendan Ryan was present before the board to request Scenic Road approvals for the removal of trees in the public way adjacent to the following locations:

- **Public Right of Way Adjacent to 490 Everett Street**

This request is for a retroactive approval of the emergency removal of an oak tree. The oak tree exhibited defects and open areas of decay at the soil line, fruiting bodies and wood decaying fungus, and was resting on an adjacent tree across the street. Before it was removed, this tree posed a hazard with a strong lean over pavement and overhead utility wires.

Motion/Action Taken:

Upon a motion by Mr. Wiggin and seconded by Mr. Pfaff, the board voted unanimously in favor to approve this removal. Westwood Tree Warden, Mr. Ryan agreed with the Planning Board's decision and voted in favor to approve this removal.

- **Public Right of Way Adjacent to 170 Canton Street**

This request is for the removal of a hickory tree with extensive, visible decay, and associated tree limbs and brush, all near 170 Canton Street.

Motion/Action Taken:

Upon a motion by Mr. Wiggin and seconded by Mr. Pfaff, the board voted unanimously in favor to approve this removal. Westwood Tree Warden, Mr. Ryan agreed with the Planning Board's decision and voted in favor to approve this removal.

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- **Public Right of Way Adjacent to 410 Dover Road**

This request is for the removal of two, dead white ash trees (one single, one double leader), one silver maple creating a hazard near overhead utility wires, pruning and limb removal of one willow, removal of one ash with severe dieback, and associated tree limbs and brush.

Motion/Action Taken:

Upon a motion by Mr. Wiggin and seconded by Mr. Pfaff, the board voted unanimously in favor to approve this removal. Westwood Tree Warden, Mr. Ryan agreed with the Planning Board's decision and voted in favor to approve this removal.

Board Questions & Comments:

- Minor questions asked were answered by Mr. Ryan to the board's satisfaction.

Public Comments:

- A. Bateman, 410 Dover Rd. – agreed that trees mentioned are dead and commented that he did not have any concerns about their removal. He added that he thinks there are many more dead trees that should be removed.

Other Comments:

- Mr. Ryan said he would arrange to look at some other trees with the resident and arborist George Markarian to examine the trees mentioned.

Continuation of Public Hearing for Revisions to the Planning Board Rules and Regulations

Ms. Loughnane informed the board that work continues on the revised Planning Board Rules and Regulations, which will address comments, received at the May 28th meeting, and will include new language pertaining to specific types of special permits. She will send this document to the Board as soon as possible.

Motion/Action Taken:

Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff, the board voted unanimously in favor to reopen this public hearing and immediately continue the hearing without testimony, until Tuesday, July 9th at 7:30 pm.

Morgan Farm Estates – Tripartite Agreement Discussion with Wall Street Development Corp.

- Ms. Loughnane informed the board that the purpose of this discussion is to prepare and agree on the wording of the tripartite document, which will facilitate the release of Lots #2-#6, three lots off Morgan Farm Road and Road B.
- Town Counsel Tom McCusker informed Ms. Loughnane that the board should not accept the proposed deviations from the standard language of the tripartite agreements employed in recent subdivisions.
- In addition, Ms. Loughnane explained that there's no need to define or limit reimbursable expenses. MGL Chapter 41, Section 81 U requires that the funds secured pursuant to the tri-partite agreement be available to the town to meet the cost and expenses of completing the work. If the town incurs expenses which bear a direct and reasonable relationship to the cost of completing the work, such expenses will be

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reimbursable. Should the town be put in the position of having to draw upon the funds to complete the work, it will document all expenses associated with the task at hand and submit those for reimbursement. Wall Street Development and the lender will have the usual options available to challenge the town's position at that time. The purpose of the tri-partite agreement is to allow a developer to profit from the sale of lots prior to the completion of improvements, while protecting the town from having to incur any costs in the event that the developer fails to complete the work in a timely fashion.

- Ms. Loughnane added that Section 81U requires a 40 day notice.
- Mr. Petrozzi asked that the months of December, January and February to be taken out of the bond time period.
- Ms. Loughnane said the date of the Tripartite Agreement is April 30, 2016.
- Mr. Petrozzi would like to submit building permit applications without lots requiring to be released from the covenant. He asked if the Board could send a memo to the building commissioner that would allow this.
[\(Click here to view this draft document.\)](#)

New Business – Reserved for topics not reasonably anticipated to be discussed

- Update on TIGER funds for I-95/93 Interchange Project: David Mohler, MPO announced that MassDOT has applied for TIGER funds for the Dedham Street ramp and widening improvements associated with the interchange project, as well as trying to advance the overall project through the initial Federal Highway process by getting a “Finding of No Significant Impact” (FONSI). At the next MPO meeting on June 20th, MassDOT will propose adding the project to the TIP in years 2014, 2015, 2016, to show financial commitment to Federal Highway, using 100% state money. The Total cost is expected to be \$230 million. Mr. Jaillet is expected to attend this meeting to show support on behalf of the Town of Westwood.

Adjournment:

Upon a motion by Mr. Wiggin and seconded by Mr. Pfaff, the board voted unanimously in favor to adjourn the meeting at approximately 9:30 p.m.

Next Meeting:

Tuesday, June 25, 2013, 7:30 p.m., Champagne Meeting Room, 50 Carby Street.

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List of Documents:

STORMWATER REPORT, ATTACHMENT D, XAVERIAN BROTHERS HIGH SCHOOL BUILDING ADDITION & SITE IMPROVEMENTS (This document is 123 pages and can be viewed on our website or a copy is available upon request.)	PDF
Letter from A. Bonura, 946 Clapboardtree Street to Planning Board Chairman re: concerns about Xaverian Brothers HS project.	PDF
Illumination Summary & Equipment Layout Plans for Xaverian Brothers HS project	PDF
Assignment of Security Performance Secured by Tri-Partite Agreement	PDF